

JOHN R. MCNAMARA, P.E., L.S.  
County Surveyor  
SKY K. MEDORS, P.E.  
County Engineer  
WILLIAM S. SCHALLIOL, ESQ.  
Executive Dir. of Economic Development  
ABBY E. WILES, AICP  
Executive Dir. of Area Plan Commission



**ST. JOSEPH COUNTY**  
ESTABLISHED 1830

DEPARTMENT OF INFRASTRUCTURE, PLANNING & GROWTH

BOARD OF COMMISSIONERS  
ANDREW T. KOSTIELNEY  
District 1  
DEREK D. DIETER  
District 2  
DEBORAH A. FLEMING, D.M.D.  
District 3

## REDEVELOPMENT COMMISSION

### MEETING MINUTES

June 22, 2021, at 9:30 a.m.

Members Present: Dennis Jordan; By Zoom: Brian Pawlowski, Jason Critchlow,  
Shirley Rynearson, Thomas Gryp

Staff Present: Bill Schalliol, Chris Brown, Jamie Woods, Samantha Keultjes

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#### MEMBERS

**Brian Pawlowski**

President  
Board of Commissioners Appt.

**Dennis Jordan**

Vice-President  
Board of Commissioners Appt.

**Jason Critchlow**

Secretary  
Council Appointment

**Shirley Rynearson**

Member  
Board of Commissioners Appt.

**Thomas Gryp**

Member  
Council Appointment

**Larry Beehler**

Advisory Member  
PHM School Corporation Appt.

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**Jamie Woods, Esq.**

Counsel

1. Meeting Called to Order at 9:30 a.m. by Brian Pawlowski
2. Economic Development Area Updates
  - a. New Carlisle Economic Development Area (NCEDA)
    - i. Professional Service Proposals  
(30675 State Road 2)
      1. Appraisal Services – Iverson Grove
      2. Appraisal Services – Appraisal Services, Inc.

Bill Schalliol: At our last meeting we had an item on the agenda for two appraisals for property on SR 2. In talking with the property owner and then after this meeting, the property owner really is interested in getting a value just for the rental property so just one of the two. We had had some conversation here that setting perhaps a value to get some common values for all the properties on SR 2 may be the way to do it with just one appraisal. I went back to the appraisers, asked for revised proposals so we have two different proposals. One from Iverson Grove and one from Appraisal Services, Inc. Both are in the amount of \$500 for the property at 30675 SR 2. This is immediately adjacent to property that the Board of Commissioners own at the northeast corner of SR 2 and Larrison. I would ask for your approval of these proposals for appraisals. This would give us the ability then to help understand what other values might be in that corridor in the future.

Thomas Gryp: Could you please explain why we are interested in further acquisition in that area.

Bill Schalliol: Certainly. A couple different reasons. First is, the Board of Commissioners through the Redevelopment Commission own the property immediately to the west and to the north. As we look to do improvements at SR 2, all of those properties along SR 2 will need to have some level of acquisition whether its some frontage or total takes for acquisition. This property being immediately adjacent to the property we own, we are going to clean up the property that we own at the corner later this summer, so the ability to acquire this rental

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property, we'd have no relocation at some point in the future, it would be a tremendous value, again removing one more house off of SR 2 out of this intersection. We have a willing seller so it's an advantageous time to get at least an assessment to the value of the property. We may find that the value of the property after the appraisals is more than we'd want to pay at this point in time, but we just don't even have necessarily a good core value of what those properties could sell for. That's why I'm recommending that we get these appraisals so that we could at least get and set some values for that corridor for future purchasing.

Jason Critchlow: I know you mentioned it, how is this different than the proposal that was on our agenda at our last meeting?

Bill Schalliol: The last meeting we had two, for this property and for the adjacent property. This is just one property now. So, we can use this value for a house with a common sized lot to kind of give us a base value for all the other adjacent properties for the future. We're not over-appraising per se, we're actually just appraising, getting one set of values and using that as our base set of values.

Dennis Jordan: Would you need the property for the expansion of the intersection in any event down the road?

Bill Schalliol: Yes, we believe we will. Based on the current designs that are being prepared.

Andy Kostielney: One of the reasons why we think this is important from an intersection improvement standpoint, we've seen this has been a problematic intersection for a number of years. What we're trying to do is speed up the process instead of just waiting for INDOT, so if we can become more participatory in this, we could possibly move this up to a faster time frame. So, we're looking at this both from a property standpoint but also from a public safety standpoint. Anything we can do to help upgrade and improve that intersection, we want to take those steps to do so.

Thomas Gryp: If we did need that property, we wouldn't need the whole thing, it would just be x amount of feet or an easement or just buying a portion of the property, right? You wouldn't need to own the whole thing, would we?

Bill Schalliol: Based on the current designs that are being prepared, the intersection would actually be constructed off alignment. So, the intersection would actually be constructed east of the present intersection to allow the present intersection to stay in operation and to allow for operation as a new interchange and intersection is improved. It actually straightens up the road. Larrison has kind of a dog bone in it or a hook so this would help straighten the road out for the future improvement of that road section.

Derek Dieter: What's the current property taxes on that property?

Bill Schalliol: I don't have that information with me. Pretty minimal, it's a residential single-family house so probably \$2,500.

Jason Critchlow: When we received the request for this meeting, this was a special meeting to deal with a time sensitive matter on McKinley, and we weren't notified that anything else would be on the agenda. I don't understand why this was added to the agenda and why it's time sensitive that it couldn't have been

added to our regular meeting.

Bill Schalliol: It certainly could be tabled to the July meeting. It was an item that didn't get a motion at the last meeting so that's why it got carried to this meeting.

Brian Pawlowski: We're here already. Unless there's a solid reason to delay it, I would just say we can move forward with it and vote how you wish to.

A motion to approve the appraisal services by Dennis Jordan, being seconded by Brian Pawlowski failed by a vote 2-3.

b. AM General Economic Development Area (AMGEDA)

- i. **Resolution 2021-14** – Resolution of the St. Joseph County Redevelopment Commission Approving Sublease and Assignment of Ground Lease Related to 12900 and 13200 McKinley Avenue Mishawaka Indiana

Bill Schalliol: This is kind of a two-part piece. Back in May, we were here with a Resolution to transfer property as part of the agreement with SF Motors and ELMS. In conversations with their legal staff, we needed to make changes to our consent of landlord. As part of that process, we felt it was appropriate to enter into a new resolution, Resolution 2021-14, and then also approve a new consent for the agreement.

Jamie Woods: So, what happened since we last met on May 11 and discussed this matter, is that there have been additional attorneys that are representing ELMS in this matter. ELMS is being offered as a public offering, so they had counsel in New York City, and they were, as part of the public offering, they were fine with the County retaining the ability to revoke our consent to the transfer of the lease. They were fine with that, they just wanted a notice provision added that we would provide 30-day notice, notice of a default that they'd have 30 days to cure. So that's the only change to these documents. It's not an unreasonable request, it's a commercially reasonable request. You see that quite often. It's no fault on ELMS attorneys, Indiana, or anybody on this staff's part. Just when you get attorneys in New York and tall buildings starting to take a look at things and it's tied to a public offering, things happen and we should probably be grateful this is the only thing that's happened because I've seen much worse situations. It is with that background that we offer first, Resolution 2021-14 and then the revised Consent of Landlord for your approval.

Brian Pawlowski: The rest of the project is still on track?

Jamie Woods: That is correct

Bill Schalliol: That is correct. They actually have a shareholder vote on the 24 so, on Thursday, so this has to be done before that vote on the 24 to allow everything to move forward.

Upon a motion by Thomas Gryp, being seconded by Jason Critchlow and unanimously carried 5-0, Resolution 2021-14 was approved.

- ii. Consent of Landlord

Upon a motion by Thomas Gryp, being seconded by Jason Critchlow and unanimously carried 5-0, consent of landlord was approved.

3. Public Comment (3 minute limit)

None at this time.

4. Adjournment

Upon a motion by Thomas Gryp, being seconded by Jason Critchlow and unanimously carried 5-0, the June 22, 2021 Redevelopment Commission adjourned at 9:42 a.m.

Next Meeting Date: July 13, 2021 at 9:00 am